

Design & Access Statement

90 Aldwick Road
Bognor Regis
PO21 2PD

prepared by:

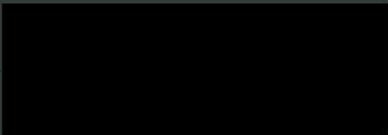
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This desktop study has been prepared by Hmo designers and is subject to planning, building regulation and other statutory approvals.

We've worked on all kinds of buildings, big, medium and small. No matter the size, we present creative, innovative design solutions with the same attention and dedication from beginning to end.

This document provides an insight into our design process and what constraints and opportunities have driven the design at this stage. The images and designs in this document are for discussion purposes only and subject to further collaboration with the client team.

REFERENCE: 0259

PREPARED BY: KT

REVISIONS: *

THE BRIEF

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The Brief

Hmo designers have been appointed to prepare and submit a planning application to convert a C1 BnB into a 9 bedroom, 9 occupant HMO with no external alterations.

Introduction

Description:

This Design and Access Statement has been prepared in support of a planning application for 90 Aldwick Road, Bognor Regis, PO21 2PD.

The proposal seeks permission to change the use of the property from a guesthouse/short term accommodation (Use Class C1) to a nine bedroom House in Multiple Occupation (Sui Generis). The property is currently being operated as short term accommodation (Airbnb), and this application seeks to regularise the use of the property as a permanent HMO.

No external alterations are proposed, with the existing layout and external appearance of the property remaining unchanged.

The property is a three storey building situated within a residential area that contains a mixture of family homes, rental accommodation and commercial properties. The proposal aims to make more efficient use of the existing building by providing high quality shared accommodation in a sustainable location, contributing to the range of housing options available within the area.



FRONT PHOTO



LOCATION PLAN

Wider Context

The area benefits from good transport links. Bognor Regis Station is around 0.8 miles away, providing regular Southern Rail services to London Victoria in under 1 hour 50 minutes, making it suitable for commuters as well as those working locally along the south coast. There are also several local bus routes serving the area, including the 700, 61, 62 and 63, which connect Bognor Regis with surrounding towns such as Chichester, Littlehampton, and Worthing.

The property is also well situated on Aldwick Road with direct access to the A259, a key coastal route, and close to the A29, which provides links north towards the wider road network and the A24. This ensures good connectivity to both regional destinations and London.

The property is in a sustainable location with good transport links and access to local services, making it well suited to young professionals, students, and others looking for well located, good quality shared accommodation.



Wider Context



Site Location

Street Scene

90 Aldwick Road is located on a prominent corner position at the junction of Aldwick Road and Nyewood Lane within a well established residential area. The property is a three storey dwelling occupying a prominent corner plot. Its position means it has only one direct neighbour and a naturally wide frontage, with generous front and rear gardens that provide a strong sense of space and ease of access within the street.

The surrounding area comprises a mix of terraced and semi detached houses, along with some larger converted properties and nearby commercial uses, giving the locality a varied but cohesive residential character. Properties along the road share common features such as pitched roofs, bay windows, and brick or rendered façades, creating a consistent suburban streetscape.

No external alterations are proposed, and the existing character and appearance of the property and street scene will remain unchanged.



1 View - Aldwick Road



2 View - Aldwick Road

Amenities and Transport

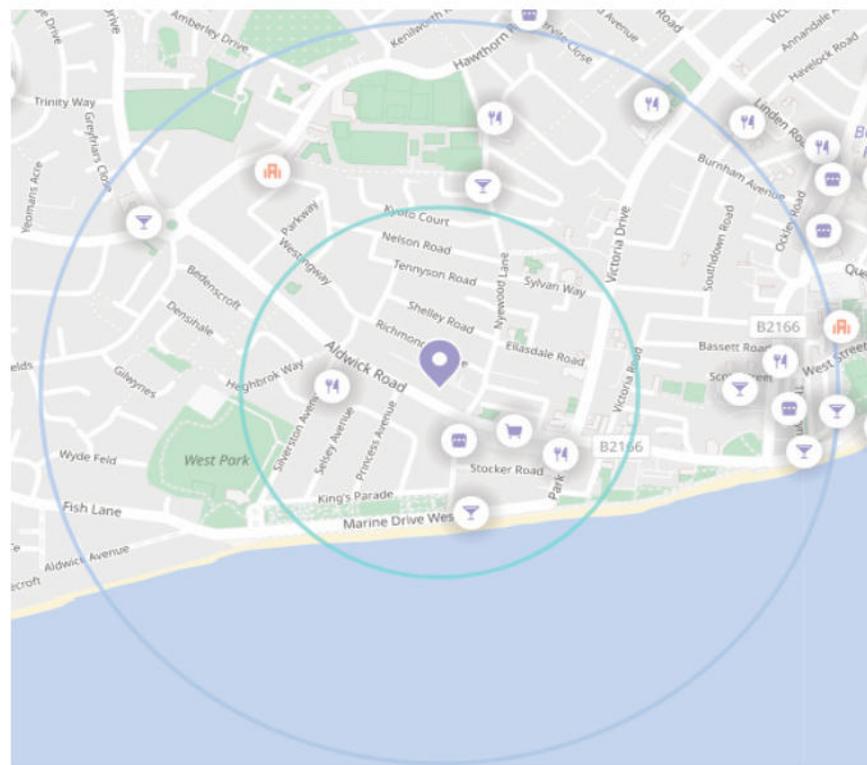
Amenities and Transport:

The site benefits from excellent amenities and local transportation.

+There are supermarkets and other facilities within 0.1 to 0.6 miles of the site, as indicated on the map. This includes major supermarkets, such as Tesco and Morrisons, both a short walk away.

+The site is approximately 0.8 miles from Bognor Regis Station, which is around a 18 minute walk or a 4 minute cycle ride. The station provides direct services to London Victoria and other key destinations. Regular bus services also operate nearby, offering convenient connections throughout surrounding towns such as Chichester, Littlehampton, and Worthing.

+The area offers access to open spaces, including local parks and green areas. The nearest is West Park, located within walking distance of the site.



— 0.25 mile radius (5 minute walk)

— 0.50 mile radius (10 minute walk)



Nearby bus stop (1 min walk)



Bognor Regis Station (18 min walk or 4 min cycle)

HMO Density Check

HMO Density Check:

Arun District Council does not currently operate a specific adopted HMO density policy. However, national best practice guidance, including approaches used by a number of local planning authorities, applies a threshold whereby the proportion of HMOs should not exceed 10 percent of residential properties within a 100 metre radius of the application site. This approach is intended to avoid over-concentration of HMOs in a single locality and to protect the balance and character of residential areas.

For the application property at 90 Aldwick Road, the density check has been carried out using both a 50 metre and a 100 metre radius from the site.

50m HMO Density Check:

13 existing residential properties

0 existing HMOs

HMO concentration = $(0 \div 13) \times 100 = 0$ percent

100m HMO Density Check:

41 existing residential properties

2 existing HMOs

HMO concentration = $(2 \div 41) \times 100 = 4.9$ percent

Conclusion:

Both results are significantly below the generally applied 10 percent threshold.

This confirms that the introduction of a further HMO at 90 Aldwick Road would not result in an overconcentration in the immediate area and would maintain an appropriate balance between family housing and shared accommodation within the local community.



HMO Density Check Map

- 50m HMO Density Check
- 100m HMO Density Check
- 41 Existing Residential
- 2 Existing HMOs

Flood Risk

INTRODUCTION:

90 Aldwick Road is located in a Flood Zone 1 area, which has a low probability of flooding. A small corner of the site falls within Flood Zone 2; however, this does not include the area subject to the proposed change of use.

LOW RISK:

The annual probability of river or sea flooding is less than 0.1% (1 in 1,000 chance) in any given year.

KEY:



Your site boundary



Flood zone 3



Flood zone 1



Flood zone 1



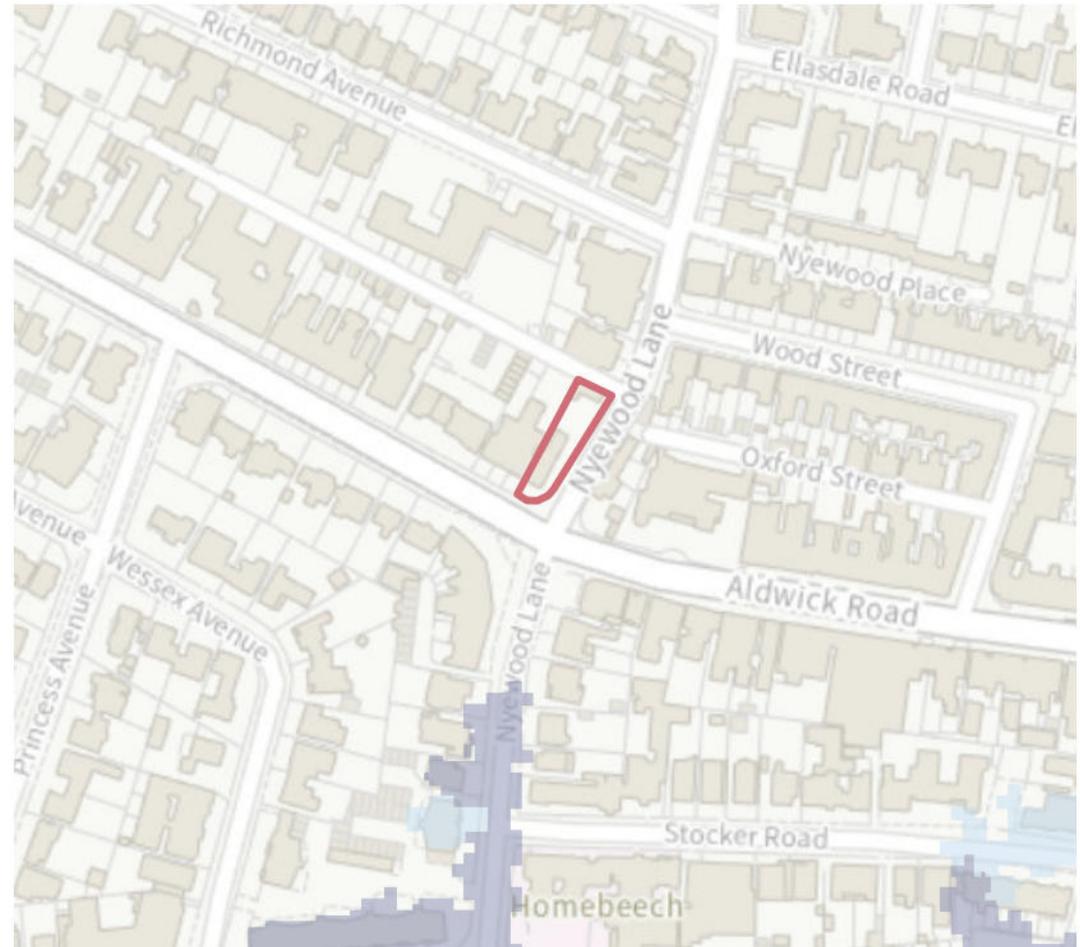
Flood defence



Main river



Water storage area



Flood Risk Map

Planning Context

RELEVANT PLANNING HISTORY:

- No relevant planning history has been found.

NOTE:

The lawful planning use of the property is Class C1 (guesthouse/short term accommodation). This application seeks to regularise its use as an HMO.

RELEVANT LOCAL POLICY:

- Arun Local Plan 2011–2031
- Arun District Housing Strategy 2024–2029:
- National Planning Policy Framework (NPPF)
- Town and Country Planning (Use Classes) Regulations

RELEVANT LOCAL PLANNING:

- Change of use of single dwelling to a House in Multiple Occupation (HMO)
Ref. No: BR/107/19/PL | Status: Approval
- Change of use from dwelling (C3 Dwelling House) to 8 bed HMO (Sui Generis)
Ref. No: BR/141/18/PL | Status: Approval
- Change of use of former residential parenting unit (C2 Residential Institution) to 8 bed House in Multiple Occupation (C4 Sui Generis)
Ref. No: AW/240/20/PL | Status: Approval

Internal Layout

Internal Layout:

We are proposing no changes to the overall layout of the building. It will remain as existing, with the addition of some en suites to support the transition to an HMO.

On the ground floor, where access to shared WCs and bathrooms is more limited, we propose two en suites for bedroom 1 and 2. In addition, most bedrooms include washbasins, which helps to reduce pressure on the shared facilities. The kitchen and dining areas provide direct access to the garden, offering additional amenity space for residents. All bedrooms benefit from good levels of natural light and outlook.

As shown on the plans, the property benefits from generous amenity space. Its position on a corner plot, combined with its naturally wide form and only one direct neighbouring building, makes it well suited for HMO use. The building is substantial in size, providing a good standard of living accommodation for future occupants.

To support this application and to demonstrate that there will be no adverse impact on neighbouring properties, a detailed HMO Management Plan has also been submitted.



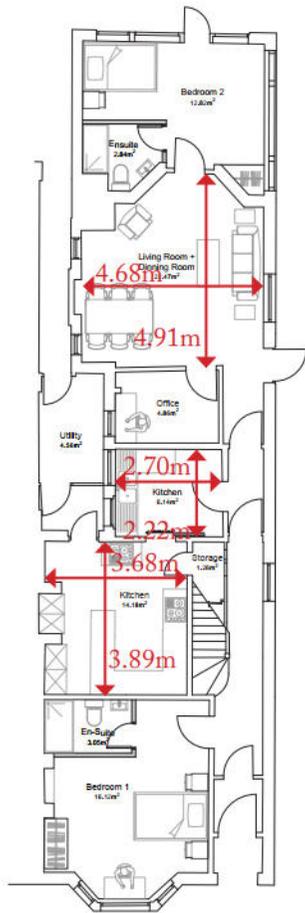
Space Standards

Internal Layout:

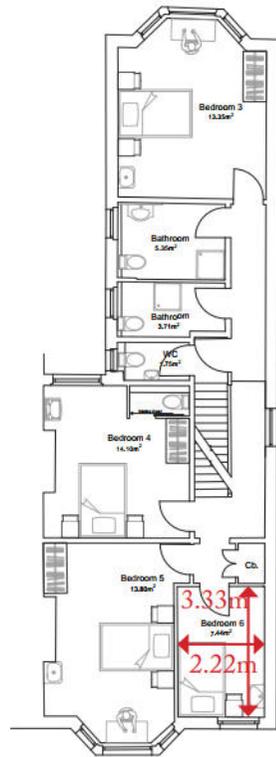
All internal spaces meet, and in many cases exceed, the requirements set out in the Arun District Councils Standards for Houses in Multiple Occupation, as well as the Nationally Described Space Standards. The total communal living space, excluding the rear garden, measures approximately 52.23 square metres, offering generous shared facilities for residents. This includes a well proportioned kitchen and dining+living area with direct access to the garden, as well as a study room, Laundry room and an additional kitchen area.

Most bedrooms benefit from en-suites or washbasins, offering a degree of privacy and independence while still allowing residents to enjoy the generous communal spaces. Where bedrooms do not have en-suites, multiple shared WCs and bathrooms are provided. The smallest bedroom measures 7.44 square metres, and all rooms meet or exceed the minimum space standards, which require 6.51 square metres for single occupancy and 10.22 square metres for double occupancy.

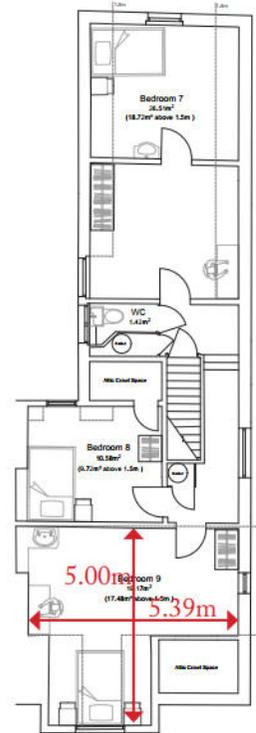
All rooms benefit from good levels of natural light, outlook, and privacy. Each room is for single occupancy only, and double occupancy is strictly not permitted.



Ground Floor



First Floor



Second Floor

Amenity and Waste Provisions

Bike Storage:

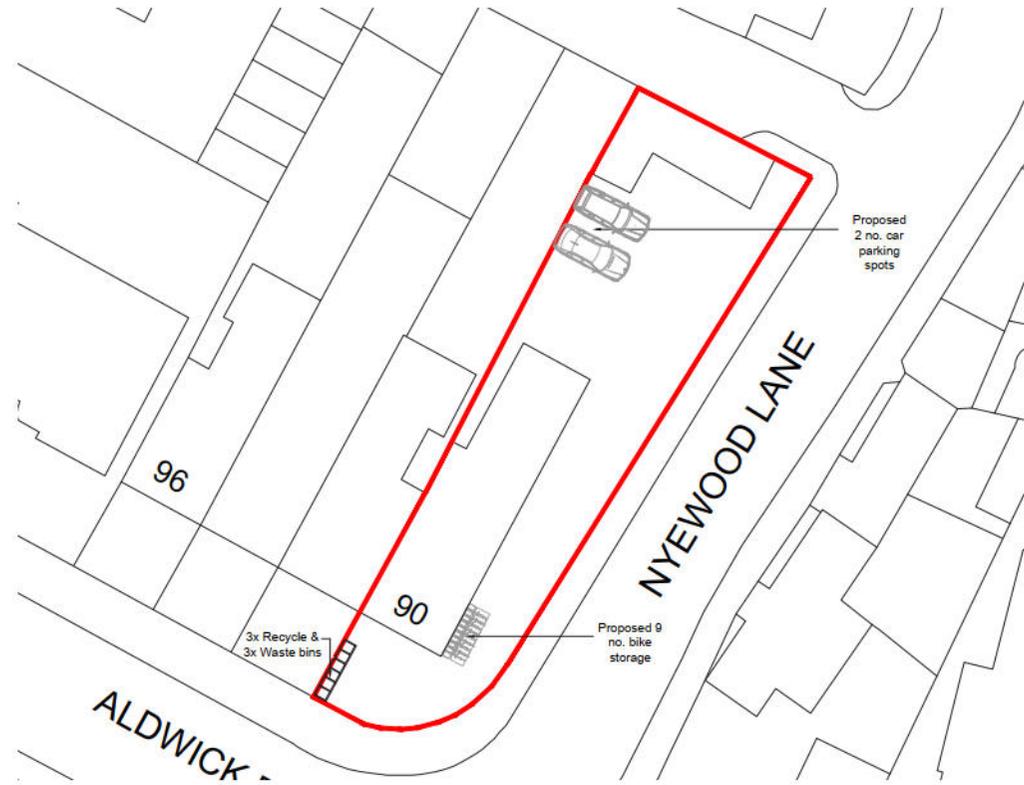
Given the site's highly sustainable and well connected location, provision is made for secure storage for 9 bicycles. We propose a covered cycle shelter at the rear of the property, providing individual stands so that each bicycle can be accessed without the need to move another.

Waste:

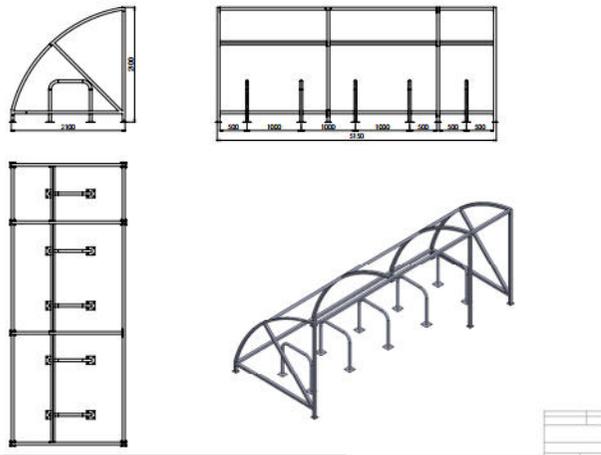
In terms of waste management, dedicated storage will be provided to ensure that the additional waste generated is handled efficiently and does not impact the visual appearance of the property. Three waste bins and three recycling bins will be allocated at the front. For further details, please refer to the supplementary HMO Management Plan.

External Amenity and Parking:

There is 340m² of external amenity space, significantly exceeding Arun's requirement of 10m² per occupant. The design prioritises high quality outdoor space for residents, with two on site parking spaces also provided. This balanced approach ensures generous external amenity without creating parking pressures, as research shows that around 75% of HMO tenants do not own a car and the remaining provision is sufficient to meet tenant and visitor needs.



Location Plan



Proposed Bike Storage



Proposed Bin Storage

High Demand for Rooms in the Area

There is a clear and growing demand for high quality rented accommodation in Bognor Regis and the wider Arun district. The town benefits from strong transport links via Bognor Regis railway station, regular bus services, and good road access to Chichester, Worthing, and Brighton, making it an attractive location for working professionals, students, and seasonal employees.

Rental prices across Arun have been increasing steadily, with the Office for National Statistics (ONS) reporting that average private rental costs in the South East rose by 8.3 percent in the year to July 2024, placing pressure on affordability for single renters. In this context, shared accommodation offers an important and cost-effective alternative to traditional private lets.

Current listings on platforms such as SpareRoom show that demand for rooms in Bognor Regis is high, with well presented rooms letting quickly and availability limited compared to enquiries. This reflects a consistent imbalance between supply and demand for affordable, good quality rooms in the area.

This proposal helps respond to that need by making efficient use of the existing property. It provides a high standard of single occupancy accommodation, supported by generous shared facilities, and offers a well managed living environment in a sustainable location.



Visual room render of recently completed project

Rooms for Rent in PO21 2PD

Search

Showing 1-10 of 17 results Sort by: Default sort order

Rooms for Rent
 Rooms Wanted
 Buddy ups

[Show results on a map](#) [Save search for alerts](#) [Refine search](#)

SpareRoom screenshot showing number of results for rooms advertised for rent (indicating supply)

Flatmates in PO21 2PD

Search

Showing 1 - 10 of 39 results Sort by: Default sort order

Rooms for Rent
 Rooms Wanted
 Buddy ups

[Post ad for email alerts](#) [Refine search](#)

SpareRoom screenshot showing number of results for 'rooms wanted' listings (indicating demand)

Why HMOs are Needed

Why HMOs Are Needed:

Over the last 10 to 15 years, the UK private rental and HMO (houses in multiple occupation) sectors have grown strongly. The main reason is affordability issues arising from house price growth considerably outperforming wage growth. The average house price is now £250,000, so a first-time buyer needs a deposit of around £37,500 (15%) to acquire a suitable mortgage, whilst average salaries are only at £30,800.

For many people not on the property ladder, rental is the only option. There is also some commentary which would suggest that there is even a growing apathy to house ownership among 21–35 year-olds.

Young Professionals:

Young professionals are increasingly choosing to live in HMO accommodation with fixed rental costs, including all bills, rather than renting their own house or apartment, which comes with higher associated costs. Rising rent prices and low salaries offer little opportunity for young people to purchase their own properties. There is a growing need for high-end HMO properties aimed at young professionals who are seeking affordable living options.

As the nature of work changes, with many professionals working remotely or adopting hybrid models, our proposal includes amenities within the rooms to support home working. Each room will be equipped with high-speed wired and wireless broadband, as well as a desk to create a comfortable and productive environment for tenants working from home. This feature caters to the modern workforce and ensures that the property is suited for both living and working.

Furthermore, millions of people have felt isolated during the Coronavirus pandemic, and HMO properties provide an opportunity for young professionals to build social connections, fostering social capital and helping to reduce feelings of isolation and mental illness in young adults.



Examples Of Work

Conclusion

This application seeks planning permission for the change of use of 90 Aldwick Road, Bognor Regis, from Class C1 (guesthouse/short-term accommodation) to a nine bedroom HMO (Sui Generis). The proposal involves no external or internal alterations that would affect the building's character or appearance, and the property will continue to sit comfortably within the established residential street scene.

The property is well located, benefitting from strong transport connections, local services, and generous internal and external amenity space. The layout provides good quality accommodation, with a combination of ensuite rooms and access to well appointed shared bathroom facilities. The kitchen and dining areas have direct access to the garden, further enhancing residential amenity.

A density check demonstrates that HMO concentration within both 50m and 100m radii falls well below the commonly applied 10 percent threshold, ensuring that the balance of the community is not adversely affected. In addition, a detailed HMO Management Plan has been submitted to demonstrate how the property will be effectively managed to safeguard the amenity of both occupants and neighbouring residents.

In summary, the proposal makes efficient use of an existing property to provide high quality shared accommodation in a sustainable location, with no harm to the character of the area or the living conditions of neighbouring occupiers. It is therefore considered to comply with national policy and local planning objectives, and planning permission is respectfully sought.



Examples Of Work

crafted by:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] 3801